

**City of Detroit
Planning and Development Department
Kwame M. Kilpatrick, Mayor**

**REQUEST FOR PROPOSALS
Grand Army of the Republic Building**



The City of Detroit, through its Planning and Development Department (PDD) is seeking Request for Proposals (RFP) to return the Grand Army of the Republic (G.A.R.) Building, located at 1942 Grand River, Detroit, Michigan 48226, to its prominence as a local and regional destination. The mere mention of the G.A.R. captures the hearts and imagination of Detroit citizens for over a century whose purpose was to strengthen the fellowship of men who fought to preserve the Union, to honor those killed in the Civil War while providing care for their dependents, and to uphold the Constitution.

The successful proposal will recognize the importance of this historic structure as an economic catalyst and regional

anchor in the heart of the City of Detroit. Any proposed development should be uniquely suited to the community's aesthetic and economic well-being of the City.

As the building is listed in the National Register of Historic Places and a locally designated historic district, the G.A.R. Building qualifies for Federal and State income tax credits on the costs of rehabilitation. Review and approval of all rehabilitation work to the G.A.R. Building shall be conducted by the City of Detroit Historic District Commission to obtain such tax credits.

A CONSENT JUDGEMENT was issued for the G.A.R. Building that shall be honored in this Request for Proposals.

It would be required for the potentially successful bidder to preserve the architectural and artistic significance of the G.A.R. Building through observance of the requirements of Chapter 25 of the "1984 City Code." This may involve coordination with other public and non-profit entities. Proposals that are best able to compliment and enhance the community at-large and tap into the spirit of historic revitalization will be seriously considered.

Property to be sold "AS IS"

The City of Detroit makes no warranty or representation regarding the structural or environmental condition of the property offered for sale.

RFP Packets are available for pickup at the Planning and Development Department, Welcome Center, 65 Cadillac Square, 2nd floor, Detroit, Michigan 48226 beginning **October 2, 2006** between the hours of 9:00 A.M. and 4:00 P.M., Monday through Friday-Excluding holidays. **On Wednesday, between the hours of 9:00 A.M. and 12:00 noon, October 18, 2006, a walk-through of the G.A.R. Building will commence for all representatives who have signed-up and received the RFP package.** News media and historical organization representatives with proper identification are also invited. A consent form allowing access shall be required. It is highly recommended that attendees entering the building wear a respirator due to the poor interior air quality, and provide their own flashlight for safety. Parts of the building may be unstable.

All proposals must be submitted anytime prior to **3:00 P.M. on Wednesday, November 15, 2006 to: City of Detroit, Planning and Development Department, Welcome Center, 65 Cadillac Square, 2nd floor, Detroit, Michigan 48226. Attention: G.A. R. Building RFP-Response. Request for Proposal** Statements received after the 3:00 P.M. deadline on Wednesday, November 15, 2006 will not be considered. The full responsibility for timely submission of proposals rests with the applicants. The deadline is firm. No extensions will be granted and no excuses will be accepted.

Notice of non-Discrimination: The City of Detroit does not discriminate on the basis of race, color, creed, national origin, age, handicap, sex or sexual orientation. Complaints may be filed with the Detroit Human Rights Department, 1026 Coleman A. Young Municipal Center, Detroit, Michigan 48226. For further information, contact: **City of Detroit, Planning and Development Department Attn: G.A. R. Building RFP Response, Welcome Center, 65 Cadillac Square, 2nd floor, Detroit, Michigan 48226. For further information call: Alexander Pollock AIA /AICP (313) 224-1325, fax (313) 961-9666; email: apollock@pdd.ci.detroit.mi.us .**